

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

November 5, 2014

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Bruno, Mr. Graziano, Mr. Bocchino, Mr. Cunningham and Ms. Perna. Mr. Johnson, Mr. Niceforo, Mr. Beal, Mr. Hall and Mr. Monaco were absent. Mr. Willard, Board Attorney was also present.

Adoption of Minutes:

September 17, 2014

A motion was made by Mr. Einbinder, seconded by Mr. Bruno, to adopt the Minutes of the Regular Meeting of September 17, 2014 as presented. The voice vote was 6-0.

Adoption of Resolution

App.#SP-2-14 Connell Hospitality LLC and The Connell Company, 250 Connell Drive, Block 4301, Lots 1.011 & 1.012 (OR-B Zone) and Block 4102, Lot 1 (OR-A Zone)

Seeking amended preliminary and final major site plan approval and bulk variances to install a pylon sign to support its approved hotel to be constructed in Berkeley Heights. The proposed illuminated pylon sign measures 15' x 35' with a total sign area of 525 sq. ft. The top of the sign is proposed to be 110 feet from the ground. Variance relief is needed because the proposed sign area of 525 sq. ft. exceeds the maximum allowed 170 sq. ft. The proposed sign height would be 110 ft., which exceeds the maximum allowed height of 8 ft.

A motion was made by Mr. Einbinder, seconded by Ms. Perna, to adopt the above Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Bruno, Mr. Graziano, Mr. Bocchino, Mr. Cunningham and Ms. Perna voting in favor. There were none opposed.

Executive Session

The Board entered into Executive Session at 7:35 p.m. for the discussion ongoing litigation on the motion of Mr. Einbinder, seconded by Mr. Bruno and carried by unanimous voice vote.

The Board returned to Public Session at 7:45 p.m. on the motion of Mr. Einbinder, seconded by Mr. Bruno and carried by unanimous voice vote.

Mr. Einbinder advised that Westminster Church would like to appear at the December meeting of the Board for a concept review for a proposed subdivision.

Adjournment:

A motion was made by Mr. Einbinder, seconded by Ms. Perna, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:50 p.m.

Regina Giardina, Secretary Pro-Tem